

**MINUTES**  
**GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY**  
**Wednesday, March 12, 2014**  
**City Hall, Room 210**  
**4:30 PM**

**ROLL CALL:**

G. Sikich, Chair	✓	M. Vogel	✓
M. Borlee	✓	D. Hillman	✓
Ald. J. Brunette	Exc.	P. Hilgenberg	Exc.

Staff present: W. Townsend, G. Flisram, Economic Development Department; R. Ryman, Green Bay Press Gazette; Donald and Diane Peters

Meeting called to order by Chair, G. Sikich at 4:30 p.m.

**APPROVAL OF MINUTES:**

Motion was made by M. Borlee to approve the minutes of the October 22, 2013 meeting and seconded by D. Hillman. Motion carried.

**NEW BUSINESS:**

1. Discussion and action on three year farm lease with Dairyland Farm, LLC for 62.57 tillable acres located in the University Heights Commerce Park for \$100 per acre. Lessee shall have a right of first refusal to lease property for subsequent lease periods following initial three year lease. Motion made by M. Borlee, second by M. Vogel to approve the lease. Motion carried.
2. Discussion and action on three year farm lease with Gerald Boucher for 27 tillable acres located near the southwest corner of Mason Street and Erie Road in the I-43 Business Center for \$50 per acre. Lessee shall have a right of first refusal to lease property for subsequent lease periods following initial three year lease. Motion made by M. Vogel, second by M. Borlee to approve the lease. Motion carried.
3. Discussion and action on three year farm lease with Gerald Stahl for 3.09 acres for \$101 for parcel 21-189-1, 10.31 acres for \$35 for parcel 21-181-2, 38.4 acres for \$100 for parcels 21-11-1, 21-403 and 21-404 in the I-43 Business Center and University Heights Commerce Park. Lessee shall have a right of first refusal to lease property for subsequent lease periods following initial three year lease. Motion made by D. Hillman, second by M. Borlee to approve the lease. Motion carried.

4. Discussion and action on three year farm lease with Phillips Land Dairy Farm for 38 acres located on the north side of Finger Road, between Grandview Road and Northview Road for \$70 per acre. Lessee shall have a right of first refusal to lease property for subsequent lease periods following initial three year lease. Motion made by M. Borlee, second by D. Hillman to approve the lease. Motion carried.
5. Donald Peters of 4426 Algoma Road stated that he is a land owner of property adjacent to the leased parcels 22-SC513 & 22-SC510 by lessee Gerald Dufek. He stated that Gerald Dufek uses his driveway to enter and exit the leased parcels and leaves his driveway a mess with dust, dirt and mud. He asked if the City of Green Bay would please consider putting in a culvert and cover it with gravel in an area that he previously donated to the city in 2007 for a road. M. Borlee stated that this seems reasonable and will see what the city can do to correct the problem.
6. Discussion on updating the pricing policy for University Heights Commerce Center was lead by G. Flisram. He stated that he had discussed with the Mayor an aggressive pricing structure to bring in new jobs and businesses to the University Heights Commerce Center. The suggestion was made to reduce the price per acre by \$1000 for every new job offered to low to medium income level individuals with a cap of no lower than \$20,000 per acre. With the thought that special allowances would be made for the right situation if it came along. The board unanimously agreed that this was a good idea and D. Hillman stated to leave it up to the Economic Development department to use this formula as a guide to attract new businesses to the area. W. Townsend passed out a marketing plan and copies of previous marketing ads. M. Vogel and M. Borlee liked page 2 and page 4 "shovel ready" themed ads. D. Hillman offered to help with marketing ideas. G. Flisram stated he is attributing the recent activity on the Schauer and Schumacher building to a social media marketing campaign. G. Sikich stated that he thinks that is a good place to begin this marketing campaign for University Heights Commerce Center since there is no cost.
7. Discussion on a Research/Tech Park was lead by G. Flisram. He stated that an idea is forming around the new selection of UWGB chancellor and the area owned by Brown County but in the City of Green Bay on University Avenue. This area is being thought about for the new Tech Park that would house research and need a driver like UWGB to collaborate and fuel research in areas like food technologies, waste to reuse technologies and at a higher level a medical research facility centering on brain trauma. A few partners that could be involved are the Packers organization, the new VA facility and the Medical College of Wisconsin on the St. Norbert's campus. These are high level thoughts for the area that would take years in the making but would define us as a region.

M. Borlee stated that he agrees with G. Flisram, the University is a key driver and will be monitoring the chancellor selection process.

8. City of Green Bay update and overview. G. Flisram stated there are several projects that will be starting next month. Metreau Apartments is adding additional units to the original proposed project. T. Wall will be beginning near or at the same time, along with the Hotel Northland and Convention Center projects underway. The Schauer and Schumacher had 14 inquiries and are hopeful that this project will be coming together soon.

Motion to adjourn made by G. Sikich and seconded by M. Vogel. Motion carried.